

MINUTES

STATE BUILDING COMMISSION MEETING

FEBRUARY 11, 2010

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 16 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:12 a.m.	Tennessee Wildlife Resources Agency	Executive Director Ed Carter
11:13 a.m.	Department of Children's Services	Commissioner Viola Miller
11:15 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
11:17 a.m.	University of Tennessee	Vice President Gary Rogers
11:21 a.m.	Department of Correction	Commissioner Gayle Ray
11:25 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:41 a.m.	Department of Finance and Administration	
12:04 p.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Kent Williams, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Tre Hargett, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Ron Ramsey, Lieutenant Governor

OTHERS PRESENT

Mike Fitts, State Architect	Nancy Blevins, Department of Finance and Administration
Georgia Martin, State Architect's Office	Felenceo Hill, Department of Finance and Administration
Alan Robertson, State Architect's Office	Dottie Hagood, Real Property Administration
Janie Porter, Attorney General's Office	Mark Cherpack, Department of Finance and Administration
Genie Whitesell, Attorney General's Office	Alvin Payne, University of Tennessee
Jonathan Rummel, Secretary of State's Office	George Criss, University of Tennessee
Dave Thurman, Legislative Budget Office	Gary Rogers, University of Tennessee
Joy Harris, Treasurer's Office	Russ Deaton, THEC
Melinda Parton, Comptroller's Office	Scott Boelscher, THEC
Dick Tracy, Tennessee Board of Regents	Jim Dixey, Real Property Administration
Diane Uhler, Tennessee Board of Regents	
John Carr, Finance and Administration	

Dwight Hensley, TWRA
Tom Robinson Department of Correction
Peter Heimbach, Beeson Lusk Street Architects
Bill Rasnick, East Tennessee State University
Representative Richard Floyd
Mike Morrow, Department of Finance and
Administration
Ann Butterworth, Comptroller's Office
Jacqueline Felland, Bond Finance
Robert Qualey, Real Property Administration
Murray Crow, Department of Environment and
Conservation
J.J. Perdue, Department of Environment and
Conservation
Don Johnson, Department of General Services
John Cothorn, Middle Tennessee State University
Ron Malone, Middle Tennessee State University
Lou Hanemann, University of Tennessee
Michelle Kendall, Parks Brinckerhoff
Tim Roach, Parsons Brinckerhoff
Senator Bo Watson
Carey Smith, legislature
Andrew Lovell, legislature
Stephanie Burd, Real Property Administration
Melanie Buchanan, Real Property Administration
Steve Campbell, Wilbur Smith Associates
Bob McKee, Select Oversight on Corrections
Diane Moore, Department of Correction
Blake Fontenay, Constitutional Officers
Nick DePalma, Real Property Administration
Don Reaville, Smith Seckman Reid
Jim Thompson, Centric Architecture

Speaker Kent Williams called the meeting to order at 11:12 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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TENNESSEE WILDLIFE RESOURCES AGENCY

11:12 a.m.

Executive Director Ed Carter requested action on the following matter.

REGION 1 – DYER COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,094,880.00 to \$1,163,880.00 (\$69,000.00 increase) for **Tree Seedling Cooler & Bogota Shop Replacement** in Region 1, Dyer County.

Revised Estimated Project Cost: \$1,163,880.00
SBC Project No. 220/017-01-2007

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DEPARTMENT OF CHILDREN'S SERVICES

11:13 a.m.

Commissioner Viola Miller requested action on the following matter.

TAFT YOUTH DEVELOPMENT CENTER, PIKEVILLE, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **New Dormitory / Food Service Building** at Taft Youth Development Center in Pikeville, to include reducing the number of student dormitory rooms from 64 to 32 beds.

Estimated Project Cost: \$3,763,700.00
SBC Project No. 144/005-01-2007

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:15 a.m.

Commissioner Jim Fyke requested action on the following matters.

CUMBERLAND MOUNTAIN STATE PARK, CROSSVILLE, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Sewer Plant Replacement** to change from replacement to decommissioning the facility at Cumberland Mountain State Park, Crossville, Tennessee.

Estimated Project Cost: \$1,820,000.00
SBC Project No. 126/030-01-2003

TENNESSEE HISTORICAL COMMISSION

- 1) The Commission acknowledged receipt of the 2009 Annual Report to the State Building Commission from **The Hermitage**, Home of President Andrew Jackson, pursuant to T.C.A. 4-13-104.

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UNIVERSITY OF TENNESSEE

11:17 a.m.

Vice President Gary Rogers requested action on the following matters.

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Mr. Rogers presented a request for approval to utilize Best Value Option 3 Delivery Method and Commissioning Services on the **New Library Building** at the University of Tennessee at Chattanooga, Tennessee.

Secretary Hargett asked about the specialized features and characteristics of this project. Mr. Rogers responded that this is a substantial project. He said that libraries are very specialized today and because of the complexity and sophistication of the project's building systems, they believe the Best Value Option is the best way to proceed with the project. Comptroller Wilson asked him to describe Best Value Option 3. Mr. Rogers explained that they qualify contractors to do the work and select the five best of all the respondents based upon qualifications. He said that the second round requires proposers to submit a technical proposal and a cost proposal and that the best overall score, combining technical and price, will be the recommended proposer for the project.

Secretary Hargett wanted to acknowledge that a couple of Legislators had expressed their interest in the project, and he recognized Representative Richard Floyd and Senator Bo Watson. Treasurer Lillard asked what the estimated timeline was, and George Criss responded that portions of this project were currently under construction. He said they expect to select a contractor for the building in June or July of 2010. Treasurer Lillard thanked the University for keeping it on schedule. The Commission then approved the request as presented.

Estimated Project Cost: \$48,000,000.00
SBC Project No. 540/005-05-2007

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Mr. Rogers presented a request for approval of a revision in scope of a project for **Neyland Stadium Improvements** at University of Tennessee at Knoxville to include update of the master plan for the stadium. He stated that remaining funds in the project will cover the estimated \$100,000 cost to update the master plan. The Commission approved the request as presented.

Estimated Project Cost: \$138,000,000.00
SBC Project No. 540/009-02-2005

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DEPARTMENT OF CORRECTION

11:21 a.m.

Commissioner Gayle Ray requested action on the following matters.

DEBERRY SPECIAL NEEDS FACILITY, DAVIDSON COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope on a project for **Various Reroofs** at Deberry Special Needs Facility, Nashville, to include maximizing the number of buildings to be reroofed within available funding.

Estimated Project Cost: \$6,300,000.00

SBC Project No. 142/011-01-2009

RIVERBEND MAXIMUM SECURITY INSTITUTION, DAVIDSON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Plumbing Fixture & Infrastructure Repair** at Riverbend Maximum Security Institution, Nashville, and approval to utilize Direct Order Contract to accomplish the work.

Estimated Project Cost: \$150,000.00

SBC Project No. 142/020-01-2010

BLEDSON COUNTY CORRECTIONAL COMPLEX, PIKEVILLE, TENNESSEE

- 1) At the State Architect's request, the Commission referred to the Subcommittee, with authority to act, a request for approval of a grant in the amount of \$1,500,000.00 to the City of Spring City for the **Bledsoe County Correctional Complex** project at Bledsoe County, Tennessee.

Estimated Project Cost: \$208,000,000.00

SBC Project No. 142/013-02-2004

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TENNESSEE BOARD OF REGENTS

11:25 a.m.

Chancellor Charles Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE

- 1) Approved a project and acknowledgement of the source of funding for **University Parking Expansion** at Austin Peay State University in Clarksville, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$320,000.00
SBC Project No. 166/003-03-2010

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a request to award a construction contract for **Housing Renovations** at East Tennessee State University in Johnson City, Tennessee based upon Proposals received January 26, 2010 and subsequent bids from top Best Value #1 proposers.

Estimated Project Cost: \$23,360,000.00
SBC Project No. 166/005-12-2005

- 2) Approved a project and acknowledgment of source of funding for **Instructional Labs Renovations** at East Tennessee State University in Johnson City, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/005-01-2010

- 3) Approved a project and acknowledgment of source of funding for **CoM Building 1 Patient Simulation Lab Renovation** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$100,000.00
SBC Project No. 166/005-02-2010

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Chancellor Manning presented a request for a revision in estimated project cost, and funding from \$15,000,000.00 to \$22,000,000.00 (a \$7,000,000.00 increase), and acknowledgement of source of funding for **Parking and Transportation Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee.

Treasurer Lillard questioned the \$7 million and was told that it came from existing parking reserves. Chancellor Manning explained that student fees approved in the 02/03 year have accumulated surplus bond monies. Secretary Hargett asked how many of the students who approved this in 02/03 are still there. He said it is a concern he has that these students are bound by fees for which they won't see the benefit. Comptroller Wilson asked if this parking was in the original design. John Cothorn was recognized and said that this is the third phase of the project. He explained that, in the first phase, they upgraded the largest parking lot and the bus transportation. In the second phase, they improved the roundabout and interior circulation of the campus. He said, in the third phase, they enhanced the drive into the interior campus as well as the smaller parking lots, while making improvements for moving students and making it safer for students and bus lanes. After discussion, the Commission approved the request, with the understanding that the additional funding was coming from the parking reserves.

Revised Estimated Project Cost: **\$22,000,000.00**
SBC Project No. 166/009-01-2003

- 2) Approved a request for a revision in estimated project cost and gift-in-place funding from \$4,180,000.00 to \$6,250,000.00 (a \$2,070,000.00 increase), and acknowledgment of the source of funding for **Food Service Facility Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: **\$6,250,000.00**
SBC Project No. 166/009-02-2009

- 3) Approved a project and acknowledgment of the source of funding for **Campus Lighting Upgrade** at Middle Tennessee State University in Murfreesboro, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: **\$3,000,000.00**
SBC Project No. 166/009-02-2010

- 4) Approved a project and acknowledgment of the source of funding for **Energy System Modernization** at Middle Tennessee State University in Murfreesboro, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: **\$2,565,750.00**
SBC Project No. 166/009-03-2010

- 5) Approved a project and acknowledgment of the source of funding for **Fiber Redundant Ring Installation** at Middle Tennessee State University in Murfreesboro, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.
- \$400,000.00**
- Estimated Project Cost:**
SBC Project No. 166/009-04-2010
- 6) Approved a project and acknowledgment of the source of funding for **Several Buildings Roof Replacement** at Middle Tennessee State University in Murfreesboro, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.
- \$1,069,100.00**
- Estimated Project Cost:**
SBC Project No. 166/009-05-2010

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of source of funding for **Several Building Energy Upgrades** at the University of Memphis in Memphis, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.
- \$600,000.00**
- Estimated Project Cost:**
SBC Project No. 166/007-01-2010
- 2) Approved a project and acknowledgment of source of funding for **Several Building Envelope Repairs** at the University of Memphis in Memphis, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.
- \$1,300,000.00**
- Estimated Project Cost:**
SBC Project No. 166/007-02-2010

VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN, TENNESSEE

- 1) Approved a request for a revision in estimated project cost and funding from \$710,000.00 to \$795,000.00 (an \$85,000.00 increase) and acknowledgement of source of funding for **Fire Alarm System Replacement** at Volunteer State Community College in Gallatin, Tennessee.
- \$795,000.00**
- Revised Estimated Project Cost:**
SBC Project No. 166/025-03-2004
- 2) Approved a project and acknowledgment of source of funding for **Betty Gibson Hall HVAC Upgrades** at Volunteer State Community College in Gallatin, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.
- \$280,000.00**
- Estimated Project Cost:**
SBC Project No. 166/025-01-2010

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved the Early Design Phase for **Buc Ridge Apartment Complex Phase 4** at East Tennessee State University in Johnson City, Tennessee, as presented by Beeson, Lusk, & Street, Inc. / Fisher + Associates.
- \$11,000,000.00**
- Estimated Project Cost:**
SBC Project No. 166/005-10-2009

DISCUSSION OF BIDS

- 1) **Tennessee State University, Nashville**
(Power Plant Mechanical Upgrade)
SBC Project No. 166/001-02-2004
Bid date: 2-03-2010
SBC Action: Referred to Subcommittee with authority to act
- 2) **Tennessee State University, Nashville**
(Football Practice Facility)
SBC Project No. 166/001-03-2007
Bid date: 2-03-2010
SBC Action: Referred to Subcommittee with authority to act
- 3) **East Tennessee State University, Johnson City**
(Health Sciences Electrical Infrastructure Repairs)
SBC Project No. 166/005-03-2009
Bid date: 2-10-2010
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:41 a.m.

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgement of the source of funding for **13th Floor Tenant Renovation** at William R. Snodgrass Tennessee Tower, and approval to utilize the Direct Order Contract to accomplish the work.

Estimated Project Cost: \$225,000.00
SBC Project No. 529/079-01-2010

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Mr. Fitts stated that the State Treasurer had asked that a status report for the **Mechanical & Electrical Upgrade** project at the Tennessee State Capitol be presented at this meeting to specifically address building, fire code and life safety issues. Mr. Fitts introduced Nick DePalma, project manager for Real Property Administration. Mr. DePalma stated that the Commission had some information to date. He said the scope of the work included full replacement of mechanical systems at the Capitol, with the exception of the Chambers. He said Phase 2 is proposed to be executed between the 2011/2012 session, with the main portion to be from June 1-December 31, 2011. He said they had approval to bring on a construction manager, and proposals were to be received next week.

Treasurer Lillard asked if he would address the electrical overload issues. He said he wanted to know about the life safety issues, what they need to do, and if that could be a stand-alone project. Don Reaville, of Smith Seckman Reid, was introduced and discussed the scope of the work. He said that half of the panels are of the 1950's vintage and need replacement. He noted that a new electrical service had been installed with the recent generator project. He added that the fire alarm system will be a full replacement and more life safety issues will address egress, smoke detection and smoke migration. Mr. DePalma said they plan to do the major part of the work between sessions, but they would like to have early access to the ground floor, enabling them to do some limited work. Treasurer Lillard asked if the electrical work required shutting down and if it would be implemented in phases. Mr. DePalma responded that, yes, it would require some down time, and should be done in one phase. Treasurer Lillard said he assumed the electrical overload does represent an imminent danger, and Mr. DePalma responded that the cabling is old and the panels are a concern. Mr. Reaville said that about one-third panel replacement would be required to get new service distributed. Treasurer Lillard asked about having sufficient electrical outlets and was assured that outlet capacity would be addressed.

Treasurer Lillard asked if they could get the work done in the short timeframe. Mr. DePalma responded that they had spoken to a contractor who said the timeline is feasible, but they don't have a construction manager on board to confirm that. He said there is reason to start early so they can address any surprises. Secretary Hargett said the Engrossing Clerk needs to remain in the building

another six weeks after session. Mr. DePalma responded that they were looking at options and intended to have further dialog with the Legislative representatives. He said one suggestion was to locate the Engrossing Clerk temporarily in the Legislative Lounge. Mr. Fitts stated that it was going to take a team effort with all involved working together in order to accomplish this difficult task. He said they had the building completely shut down for six months during the 1980's restoration, and they might be able to accomplish that in 2011 as well. Secretary Hargett asked if they had thought about security issues. Mr. DePalma said they want to have those discussions as it comes through programming efforts, and incorporate those in the construction contract. He said they have had limited discussions to date and haven't talked with everyone, and would like to do that with the Constitutional Officers to understand what those needs are. Treasurer Lillard asked when the "point of no return" would be. Mr. DePalma responded that, at this time, they would estimate a six week period of evaluating and bringing a CM on board and, at that time, it would be a point of no return. Treasurer Lillard made a motion to move to the Subcommittee with authority to act to amend, approve, suspend or revise this project. The motion was seconded and passed without objection.

Estimated Project Cost: \$16,500,000.00

Estimated Planning Cost: \$ 2,700,000.00

SBC Project No. 529/005-01-2005

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on January 14, 2010.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT

- 1) **Jackson State Community College**
(Exterior Cleaning and Recaulking)
Change Order No. 5
Base Contract Amount: \$240,440.00
Change Order Amount: \$21,571.26
Change Order Percent: 8.97
Cumulative Percent 11.96
SBC Project No. 166/019-02-2007

- 2) **Motlow State Community College**
(Library Building)
Change Order No. 10
Base Contract Amount \$1,416,526.00
Change Order Amount: \$26,468.75
Change Order Percent: 1.87
Cumulative Percent 10.94
SBC Project No. 166/021-01-1992

- 3) **Nashville State Community College** **Approved adjusting the base.**
(Community College Renovations)
Change Order No. 6
Base Contract Amount: \$10,400,558.43
Change Order Amount: \$413,403.63
Change Order Percent: 3.97
Cumulative Percent 10.99
SBC Project No. 166/034-02-2007

- 4) **Tennessee Technology Center at Hartsville**
(Fire Alarm System/Entryway Updates)
Change Order No. 4
Base Contract Amount: \$119,597.00
Change Order Amount: \$8,699.64
Change Order Percent: 7.27
Cumulative Percent 19.07
SBC Project No. 166/050-01-2008

- 5) **Tennessee State University**
(Clement Hall Allied Health Renovations)
Change Order No. 10
Base Contract Amount: \$1,189,929.00
Change Order Amount: \$10,937.02
Change Order Percent: 0.92
Cumulative Percent 14.47
SBC Project No. 166/001-05-2005
- 6) **Military Department**
(Bldg 102 Rehabilitation – Houston Barracks)
Change Order No. 4
Base Contract Amount: \$1,354,800.00
Change Order Amount: \$29,365.00
Change Order Percent: 2.2
Cumulative Percent 13.8
SBC Project No. 361/067-01-2007

DESIGNER SELECTION LIST

- 1) Approved a request to refer the designer selections to the Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on December 21, 2009.

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There being no further business, the meeting adjourned at 12:05 p.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration